



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 10/09/03

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Planning Commission

FROM: Ann R Bauman, Neighborhood and Economic Development Manager

SUBJECT: City of Hayward Revised Housing Element

RECOMMENDATION:

It is recommended that the Planning Commission review, comment and recommend City Council adoption of the attached revised Housing Element.

BACKGROUND:

After the City Council approved submittal of the Housing Element in July 2002, it was sent to the State's Housing and Community Development Department (HCD) for review. HCD sent the City a letter outlining four topic areas where more detailed information and greater specificity were required:

- the inventory of appropriately zoned land, showing that Hayward has an adequate supply of land to meet ABAG's housing needs allocation;
- the condition of existing housing stock and an estimate of units needing rehabilitation;
- governmental and non-governmental constraints to the production of housing, and
- strategies and programs in support of Housing Element policies.

The paragraphs that follow discuss the significant revisions in greater depth.

Land Inventory of Potential Sites

For HCD and the housing industry in general, an inventory of land to meet the Regional Housing Needs Determination is the single most important component of the Housing Element. HCD believes that Housing Element law requires jurisdictions to list every parcel included in the land inventory and, for each one, provide the zoning designation, number of acres, density range, availability of services and infrastructure and dwelling unit capacity. Two inventories are required -- one for vacant land and one for sites that are available for redevelopment or recycling. If the jurisdiction has sufficient vacant land zoned for residential uses at appropriate densities, the inventory of sites that could be redeveloped is optional.

Based on HCD's comments, the Land Inventory has been revised. Staff reviewed the characteristics of each parcel using Win2Data (the real property information service utilized by the City to obtain parcel number, address, ownership and other relevant information). Staff has visually checked every parcel. Sites of one acre or more were selected for the land inventory

because of their greater development potential. The primary purpose of the land inventory is to show that sufficient sites are available to meet the City's regional housing need by income level category, particularly the need for units for very low- and low-income households.

HCD equates income level categories with zoning designations; for example, sites with high density residential zoning are identified as sites that may be affordable to very low income households. In addition, sites must meet the HCD definition of "suitable for residential development." All sites in the inventory meet this definition. They are free from flooding, chemical contamination, other environmental constraints and slope instability; these sites have no greater seismic hazards than other residential properties in Hayward. The table below summarizes the findings in the Housing Element.

**HAYWARD'S ABILITY TO MEET
THE REGIONAL HOUSING NEED ALLOCATION, 1999-2006**

	Total	Very Low	Low	Moderate	Above Moderate
Total Units That Could Be Built In Planning Period	3,749	1,261	485	935	1,068
Hayward's Regional Housing Need Allocation	2,835	625	344	834	1,032
Ability to Meet (Not Meet) Regional Housing Need	914	636	141	101	36

The table above shows that the City will be able to meet its projected housing needs for units affordable to moderate, low and very low income households through a combination of vacant land that is residentially-zoned, residentially-zoned sites within the Redevelopment Area, and projects that have been constructed since the beginning of the planning period. Land for units in excess of the Need Allocation for 1999-2006 will be available to meet future housing need allocations.

Governmental and Non-Governmental Constraints

Much more detail was added to this section. The direction from HCD was to add to the Housing Element as much specific information from the Zoning Ordinance and other development handouts and guidelines as possible, even though this information is available in written form in other documents at the Permit Center. HCD wanted detailed descriptions of land use and zoning designations, permitted uses and set-backs; design guidelines and parking requirements. In addition, greater detail was desired regarding the City's planning and building permit processes, processing timelines and fees, building codes and infrastructure. In the Non-Governmental Constraints section, more information about the impacts of Hayward's physical environment on residential development was desired.

Strategies And Programs In Support Of Housing Element Policies

Many of HCD's comments focused on making the strategies and programs more specific and measurable in regard to the City's role in program implementation. As much as possible, specific timeframes have been given for each program. As requested by HCD, a table of revenues and expenditures for the Low/Mod Fund was also added.

Removal of Constraints to Housing for People with Disabilities

A new section was also added to the Element. In 2002, State Housing Element law was amended to require that the Element discuss, as part of the government constraints analysis, potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. The Element needed to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities and list programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

Subsequent Review by HCD

On July 10, 2003, staff met with HCD representatives in Sacramento to discuss the revisions. As a result, on September 4, 2003, HCD representatives said that a letter, certifying that the City's Housing Element is in compliance with State law, could be issued if the City addressed two additional points in the Housing Element. The first was to include five additional housing developments in Housing Element Table 5.49: Assisted Housing At Risk of Conversion to Market Rate. The second was the addition of a housing program to monitor and evaluate the impact of Hayward's zoning requirements for homeless shelters and, if necessary, revise the process to facilitate shelter development (Program 5.2.3 of the Element). These additions have been made.


Environmental Review and Public Notice

An Environmental Impact Report (EIR) for the Draft General Plan, including the Draft Housing Element, was prepared pursuant to the California Environmental Quality Act (CEQA) and City implementing guidelines. The City Council certified the final Environmental Impact Report on March 12, 2002.

The Public Notice of this hearing was published in the Daily Review on September 27, 2003.

Next Steps

The revised Housing Element and Planning Commission recommendations will be forwarded to City Council. A public hearing is scheduled before the City Council on October 21, 2003. If adopted by the City Council, the Housing Element will then be submitted to HCD for certification.



Ann R. Bauman, Neighborhood and Economic Development Manager

Attachment: Revised Housing Element and Appendices

DUE TO THE SIZE OF THE
REVISED HOUSING ELEMENT
ATTACHMENT, IT IS NOT
AVAILABLE FOR WEB VIEWING.

THE ENTIRE REPORT IS
AVAILABLE FOR REVIEW AT THE
MAIN LIBRARY, WEEKES BRANCH
LIBRARY AND IN THE CITY
CLERK'S OFFICE.